

FINE & COUNTRY

Elmhirst House

Forest Drive, Kingswood, Surrey KT20 6LU

Property at a glance

- Luxurious Five Double Bedroom Family Home Built by Stateside in 2015
- Two Reception Rooms
- Stunning Open-Plan Kitchen/Breakfast/Family Room
- Five Luxury Bath/Shower Rooms
- Principal Bedroom With Dressing Room & Juliet Balcony
- Study, Utility & Ground Floor Cloakroom
- Landscaped Rear Garden With BBQ Area
- Spacious, Gated Driveway & Detached Oversized Single Garage
- Walking Distance To Kingswood Village & Railway Station
- High Speed Fibre Optic Internet Connection

Setting

This superb family home is situated within a desirable location in Kingswood which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, Londis, hairdressers, beauticians and The Kingswood Arms public house. Locally there is a wide choice of state and independent schools.

In terms of transportation, Kingswood Station is within easy walking distance and provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8, 1.7 miles to the south providing connections to the wider motorway network, whilst for the frequent flyer both Gatwick and Heathrow airports are within reach.

For golfers, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.

O.I.E.O £1,695,000 Freehold

Elmhirst House

Built by Stateside in 2015 is this spacious 4360sq ft five double bedroom family home, offering versatile accommodation over three floors. The property offers an exceptionally generous layout and is fully equipped to meet the needs of today's modern lifestyle. The property benefits from concrete floors and underfloor heating to all levels, Control 4 system, ceiling speakers, Grohe and Villeroy & Boch sanitary ware and superb ceramic tiled floors.

Entry to the house is via a storm porch, opening into an impressive reception hall with a bespoke contemporary staircase leading to a galleried first floor landing. The stunning kitchen/breakfast/family room offers an extensive range of fitted units, integrated appliances, Quooker hot water tap, water filter, work surfaces and a central island with marble breakfast bar. The family area has a vaulted ceiling with a fabulous floor to ceiling window combined with bi-folding doors to the rear terrace. Elsewhere on the ground floor is a living room with patio doors to the rear garden, a superb fireplace with a wood burner fire, a formal dining room, a study, a cloakroom and a utility room.

To the first floor is a fabulous principal bedroom with a dressing room, a luxury en-suite bath/shower room and a juliet balcony providing views over the rear garden. Two further bedrooms to this level both have modern ensuite shower rooms and there is a fourth bedroom with a luxury family bathroom. To the top floor is a spacious bedroom measuring 25'7 x 18'10 with a modern ensuite shower room and fitted wardrobes. There is also a store room to this floor.

Outside there is a beautifully landscaped rear garden with a neatly laid wood decked sun terrace, a BBQ area with main gas supply, formal lawns and a summer house. To the front is a large driveway and a detached, oversized single garage. This outstanding property offers the ultimate in terms of location, state of the art design and quality of build.





Forest Drive, Kingswood, KT20

Approximate Area = 3827 sq ft / 355.5 sq m
Limited Use Area(s) = 269 sq ft / 24.9 sq m
Garage = 264 sq ft / 24.5 sq m
Total = 4360 sq ft / 404.9 sq m
For identification only - Not to scale



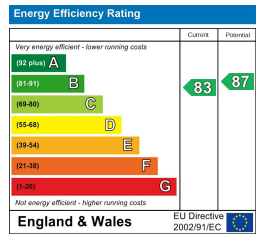
Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Fine & Country. REF: 1111401

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendor's agents Fine & Country on 01737 361014.



















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